


# Memorandum



**Date:** September 26, 2013

**To:** Jack Osterholt, Deputy Mayor/Director  
Sustainability, Planning and Economic Enhancement (SPEE)

**From:** Maria A. Valdes, Chief, LEED® Green Associate   
Comprehensive Planning & Water Supply Certification Section

**Subject:** Pinecrest Academy Charter School, DIC Application # Z2012000128 (REVISION # 1)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for this project will be issued at the time the applicant request connection to the water and sewer system infrastructure. Therefore, all points of connections provided below might change at the time of development and a capacity modeling evaluation may be required.

**Recommendation:** Approval based on conditions noted below.

**Application Name:** Pinecrest Academy Charter School

**Project Location:** The subject property is located at SW 8<sup>th</sup> Street & SW 152<sup>nd</sup> Avenue, in unincorporated Miami-Dade County, adjacent and within the Urban Development Boundary (UDB).

**Proposed Development:** The applicant is requesting to permit a charter school consisting of 81,600 square feet (sq.ft.) of class room area, 117,150 sq.ft. of non-class room area (offices, bathroom, kitchens etc.) and 100,500 sq.ft. of outdoor recreation area. The total water demand for this development will be 23,850 gpd.

**Water:** The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. There are existing 12-inch water distribution mains located in SW 153<sup>rd</sup> Place and in SW 152<sup>nd</sup> Avenue, abutting the Developer's property, from any of which the Developer may connect to provide water service. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. In addition, all comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

This project will be required to obtain a Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department. The WSC letter shall remain active in accordance with the terms and conditions specified in said certification. Said Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Sewer:** The subject project is located within MDWASD's service area. There is an existing 8-inch sanitary gravity sewer main stub-out located in SW 153<sup>rd</sup> Court, north of SW 8<sup>th</sup> Way, at the southern boundary of the Developer's property, from which the Developer may connect and install an 8-inch gravity sewer line within the Developer's property, provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer facilities.

Pump Station: 1213  
Yearly NAPOT: 3.69 Hrs  
Projected NAPOT: 4.01 Hrs  
Projected NAPOT including this project flows: 4.83 Hrs

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Water Conservation:** All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. In addition, all developments must comply with the Miami-Dade County's permanent landscape irrigation restrictions in Section 32-8.2 of the Miami-Dade County Code.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to  
[http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.